118.0	0003	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	680,000 / 680,000
					USE VALUE:	680,000 / 680,000
					ASSESSED:	680,000 / 680,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
179		WRIGHT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	UPHAM ALEXANDRA
Owner 2:	
Owner 3:	
Street 1:	179 WRIGHT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FRANCIS STEPHEN E -
Owner 2:	FRANCIS FELICIA K M -
Street 1:	179 WRIGHT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1960, having primarily Vinyl Exterior and 1700 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	260,000		420,000	680,000
Total Card	0.138	260,000		420,000	680,000
Total Parcel	0.138	260,000		420,000	680,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 400.00 | /Parcel: 400.0

Legal Description

User Acct 76009

GIS Ref

GIS Ref

Insp Date 09/24/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 118.0-0003-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	260,000	0	6,000.	420,000	680,000	680,000	Year End Roll	12/18/2019
2019	101	FV	213,200	0	6,000.	414,000	627,200	627,200	Year End Roll	1/3/2019
2018	101	FV	213,200	0	6,000.	318,000	531,200	531,200	Year End Roll	12/20/2017
2017	101	FV	213,200	0	6,000.	300,000	513,200	513,200	Year End Roll	1/3/2017
2016	101	FV	213,200	0	6,000.	276,000	489,200	489,200	Year End	1/4/2016
2015	101	FV	200,200	0	6,000.	258,000	458,200	458,200	Year End Roll	12/11/2014
2014	101	FV	200,200	0	6,000.	237,600	437,800	437,800	Year End Roll	12/16/2013
2013	101	FV	200,200	0	6,000.	237,600	437,800	437,800		12/13/2012

!9157!

PRINT

Date	Time
12/10/20	23:40:01

LAST REV

Date	Time
10/02/18	10:51:26

apro

TAX DISTRICT

PAT ACCT. 9157

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FRANCIS STEPHEN	44085-413		11/12/2004		422,000	No	No		
CARTER MARY BET	35376-587		4/20/2002		384,000	No	No		
CARTER MARY BET	31936-26		10/10/2000	Family	1	No	No	4	
RAGHAVACHARI KR	30537-414		8/12/1999		264,200	No	No		
RAGHAVACHARI KR	22167-92		6/29/1992		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/20/2011	1153	Re-Roof	4,400					
10/22/2007	966	Addition	51,000	C		G9	GR FY09	DINING RM ADDITION
5/25/2004	410	Re-Roof	5,400	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/24/2018	MEAS&NOTICE	CC	Chris C
3/23/2009	Measured	197	PATRIOT
3/21/2005	MLS	MM	Mary M
7/25/2002	MLS	MM	Mary M
4/1/2000	Inspected	264	PATRIOT
2/14/2000	Measured	270	PATRIOT
9/1/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	76009
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	6									420,000						420,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,000 | Spl Credit | Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.26764703
Const Adj.:	0.99989998
Adj $ / SQ:	133.090
Other Features:	95300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	353316
Depreciation:	93275
Depreciated Total:	260041

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

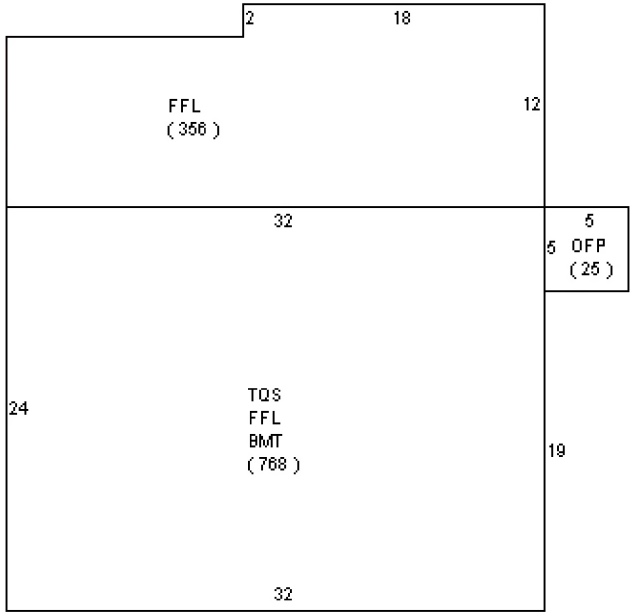
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	133.09
Special Features:	0	Val/Su Net:	104.29
Final Total:	260000	Val/Su SzAd	152.94

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,124	133.090	149,593
BMT	Basement	768	39.930	30,664
TQS	3/4 Story	576	133.090	76,660
OFP	Open Porch	25	44.000	1,100

Net Sketched Area:	2,493			Total:	258,017
Size Ad	1700	Gross Are	2685	FinArea	1700

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

118.0-0003-0002.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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